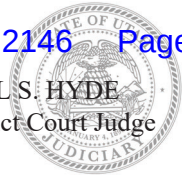


EXHIBIT 13

(Order Granting Alum's Mtn to Intervene)



Order Prepared By:
Benjamin D. Johnson (10275)
KC Hooker (18018)
BENNETT TUELLER JOHNSON &
DEERE
3165 East Millrock Drive, Suite
500
Salt Lake City, Utah 84121
Telephone: (801) 438-2000
Email: ben.johnson@btjd.com;
kchooker@btjd.com
*Attorneys for Alum Rock
Riverside LLC*

**SECOND JUDICIAL DISTRICT COURT
WEBER COUNTY, STATE OF UTAH**

MOLLY J. MULLIGAN; and
JOHN P. MULLIGAN,

Plaintiffs

v.

SINGLE BOX, L.P.; SB AB WEST
LOOP, L.P.; BRETT H. DEL
VALLE and TRACI M. DEL
VALLE, as Co-Trustees of The
Del Valle Family Trust dated
October 30, 2002,

Defendants.

**ORDER GRANTING ALUM ROCK
RIVERSIDE, LLC'S LIMITED
MOTION TO INTERVENE**

Case No. 210904774

Judge Noel Hyde

This matter comes before the Court on Alum Rock Riverside,
LLC's ("**Alum Rock**") Limited Motion to Intervene (the "**Motion**"). No

opposition to the Motion has been filed, and the time to do so has expired. Based on the arguments submitted, the Court GRANTS the Motion. Alum Rock may intervene in this action for the limited purpose of opposing Plaintiffs Molly J. Mulligan and John P. Mulligan's Motion for Leave to File a Supplemental Complaint (the "***Motion to Supplement***"). The Court accordingly accepts Alum Rock's opposition to the Motion to Supplement (Docket No. 187) and will consider Alum Rock's arguments in relation to that motion.

**EFFECTIVE ON THE DATE THE COURT SEAL IS AFFIXED TO
THE FIRST PAGE OF THIS DOCUMENT**

CERTIFICATE OF SERVICE

I certify that on this 24th day of September, 2024, I caused a true and correct copy of the foregoing **ORDER GRANTING ALUM ROCK RIVERSIDE, LLC’S LIMITED MOTION TO INTERVENE** to be electronically filed with the Court’s ECF system, which served notification to all counsel of record by the method indicated below:

Bradley L. Tilt	(	U.S.	Mail,	Postage
FREEMAN LOVELL, PLLC	)	Prepaid		
4568 South Highland Drive, Suite	(	Hand Delivered		
290	)	Overnight Mail		
Salt Lake City, Utah 84117	(	Facsimile		
bradley.tilt@freemanlovell.com	)	E-Filed		
<i>Attorney for Plaintiffs</i>	(	E-Mailed		
)			
	(X)			
	(
)			

Felicia B. Canfield	(	U.S.	Mail,	Postage
CANFIELD LAW LLC	)	Prepaid		
2413 Newton Avenue	(	Hand Delivered		
Cody, WY 82414	)	Overnight Mail		
canfieldlawllc@gmail.com	(	Facsimile		
<i>Attorney for Plaintiffs</i>	)	E-Filed		
	(	E-Mailed		
)			
	(X)			
	(
)			

R. Jeremy Adamson	(	U.S.	Mail,	Postage
Chad S. Pehrson	)	Prepaid		
Kunzler Bean & Adamson, PC	(	Hand Delivered		
50 West Broadway, 10th Floor	)	Overnight Mail		
Salt Lake City, UT 84101	(	Facsimile		

jadamson@kba.law
cpehrson@kba.law
*Attorneys for Single Box, L.P.
and SB AB West Loop, L.P.*

) E-Filed
(E-Mailed
)
(X)
(
)
/s/ KC Hooker